

# Using Data for Neighborhood Stabilization

Johnette Richardson,  
Belair-Edison Neighborhoods, Inc.

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A decorative graphic consisting of several sets of concentric circles, resembling ripples in water, located in the bottom right corner of the slide.

# Background on Belair-Edison



- An affordable community in Northeast Baltimore City, nestled between Herring Run and Clifton Parks
- 6700 households, mostly row homes built between 1920 and 1950
- Experienced a lot of turnover in the 80s and 90s that led to instability
- Instability provided opportunities for predatory practices and speculative investors

# Belair-Edison Neighborhoods, Inc.'s “Aha Moment”



- Prior to 2000, BENI's work had been reactionary, driven by resident complaints
- In 2000, we switched gears, moving to a proactive model
- Once residents had the tools to handle day-to-day concerns, BENI could focus on the bigger picture

# Healthy Neighborhoods

- In 2000, BENI adopted the Healthy Neighborhoods approach aimed at helping Baltimore's middle neighborhoods
- Build from strength strategy with the goal of
  - Raising property values
  - Setting high standards for physical conditions (property maintenance and improvement)
  - Marketing neighborhood as community of choice
  - Getting residents personally invested and involved with community and each other

# Foreclosures in Belair-Edison

- Foreclosures had plagued the neighborhood 2001-2004, stagnating our real estate market
- In 2004, we began to address the foreclosure issue head on while continuing our Healthy Neighborhoods work
- Rising resident confidence and proactive foreclosure prevention positively impacted our housing values and foreclosure numbers

Year	# of Auction Notices
2000	199
2001	299
2002	286
2003	265
2004	245
2005	157
2006	144
2007	181
2008	176
2009	295
2010*	214

\*Through July

# **Data Sources**

- Auction Notices - *MD Daily Record*
- Sales Data - MRIS
- Mortgage Information – RealQuest
- Maryland State Department of Assessments and Taxation (SDAT)
- Maryland Land Records
- Tax Sale Notices – BID Baltimore

# Data Outreach

- Mapping – use maps to get a better idea of where our services are best put to use in our neighborhood.
- Mailings – direct mailings to our residents in the community help us reach those in the greatest need.
- Block Meetings – face to face outreach with our residents

